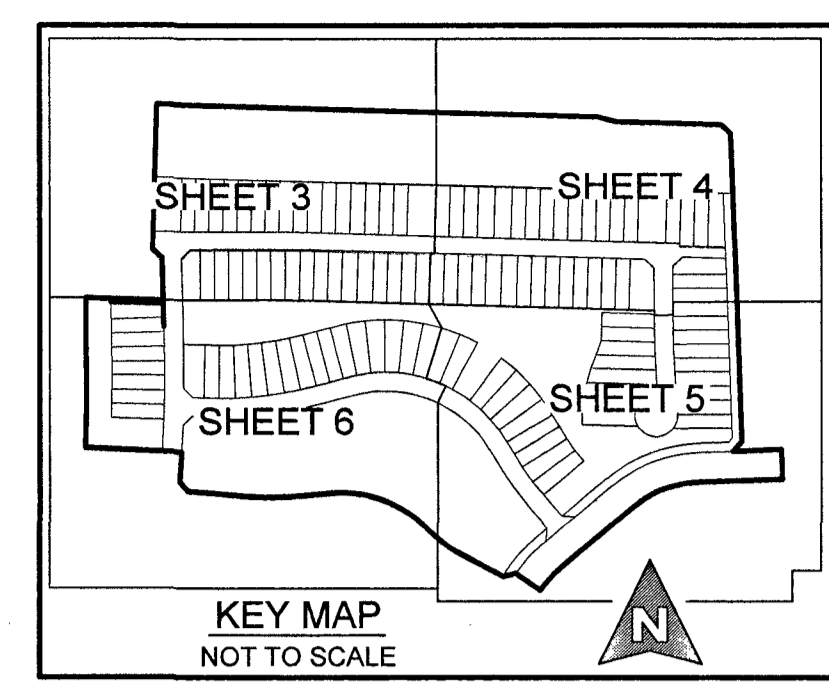
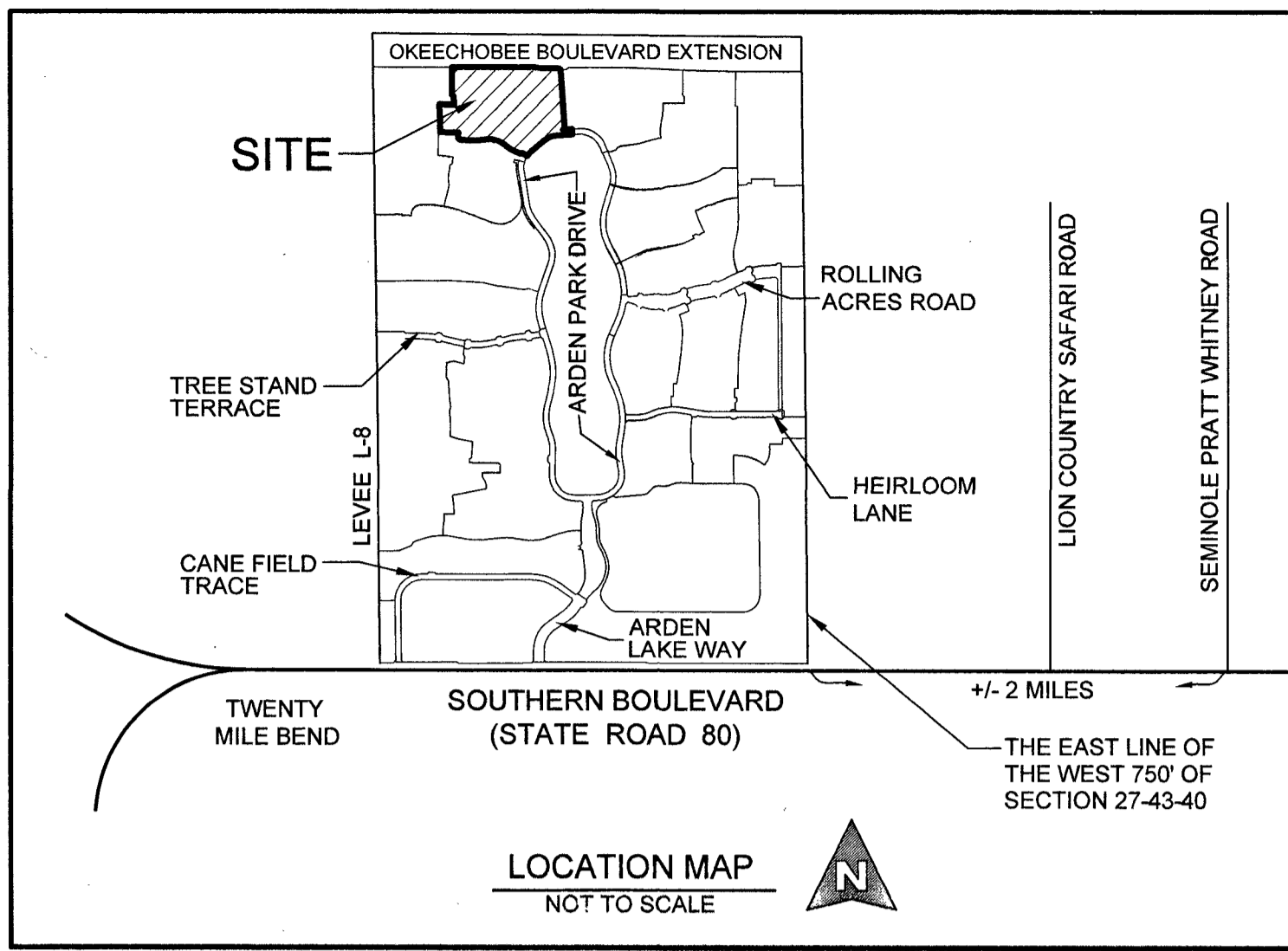
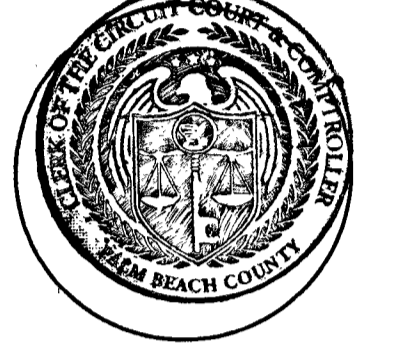


ARDEN P.U.D. POD D NORTHEAST

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
3:16 P.M. THIS 24 DAY OF
January, 2024 AND DULY
RECORDED IN PLAT BOOK NO. 122
ON PAGE 57 THRU 63
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER
BY: *[Signature]* D.C.
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER



TRACT "O-7", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT, ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 25 DAY OF October, 2023.

TRACTS "RW-1" AND "RW-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "RW-1" AND "RW-2" ARE HEREBY FURTHER RESERVED AS A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT AND ARE DEDICATED AS SUCH TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, PURSUANT TO THE RESPECTIVE EASEMENT DEDICATIONS SHOWN HEREON.

AG EHC II (LEN) MULTI STATE 2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY, ITS
AUTHORIZED AGENT
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*
BY: *[Signature]*
STEVEN S. BENSON, MANAGER

TRACT "RW-3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "RW-3" IS HEREBY FURTHER RESERVED AS A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT AND IS DEDICATED AS SUCH TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, PURSUANT TO THE RESPECTIVE EASEMENT DEDICATIONS SHOWN HEREON.

ACKNOWLEDGMENT
STATE OF ARIZONA
COUNTY OF MARICOPA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 25 DAY OF October, 2023, BY STEVEN S. BENSON AS MANAGER FOR ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS AUTHORIZED AGENT FOR AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ARDEN P.U.D. POD D NORTHEAST, BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "FD", SAID POINT BEING A POINT ON THE SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT "RW-1"), AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE SOUTH 88°17'38" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "FD" AND SAID SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT "RW-1"), A DISTANCE OF 1112.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 01°42'22" WEST, A DISTANCE OF 400.88 FEET; THENCE SOUTH 45°12'30" EAST, A DISTANCE OF 34.45 FEET; THENCE SOUTH 01°39'07" EAST, A DISTANCE OF 116.80 FEET; THENCE NORTH 88°17'38" WEST, A DISTANCE OF 178.82 FEET; THENCE NORTH 86°48'29" WEST, A DISTANCE OF 29.35 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2034.79 FEET AND WHOSE CENTER BEARS SOUTH 88°27'07" EAST FROM SAID POINT, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°28'21", A DISTANCE OF 86.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 119.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3050.21 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'42", A DISTANCE OF 195.82 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°24'02" EAST, A DISTANCE OF 255.93 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4025.00 FEET AND WHOSE CENTER BEARS NORTH 86°52'28" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°08'42", A DISTANCE OF 80.44 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 40°22'30" EAST, A DISTANCE OF 35.14 FEET; THENCE SOUTH 85°01'17" EAST, A DISTANCE OF 178.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 476.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'39", A DISTANCE OF 82.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°58'03" EAST, A DISTANCE OF 120.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°51'43", A DISTANCE OF 265.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°10'13" EAST, A DISTANCE OF 56.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°24'07", A DISTANCE OF 81.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62°34'20" EAST, A DISTANCE OF 123.26 FEET; THENCE NORTH 76°01'28" EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH 55°23'29" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TRACT "O-1", AS SHOWN ON SAID ARDEN P.U.D. PLAT 1, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 295.00 FEET AND WHOSE CENTER BEARS SOUTH 55°23'29" EAST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°03'20", A DISTANCE OF 77.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 49°39'51" EAST, A DISTANCE OF 253.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 295.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°19'59", A DISTANCE OF 197.36 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTHWESTERLY LINE OF TRACT "O-1", ARDEN P.U.D. PLAT 1) TO A POINT OF TANGENCY; THENCE NORTH 87°59'48" EAST ALONG THE NORTH LINE OF SAID TRACT "O-1", A DISTANCE OF 220.46 FEET; THENCE NORTH 02°00'14" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 87°59'48" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 42°59'48" EAST, A DISTANCE OF 35.36 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 02°00'14" WEST ALONG THE WEST LINE OF SAID 30 FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 838.66 FEET TO A POINT ON SAID NORTHERLY LINE OF TRACT "FD", ALSO BEING THE SOUTHERLY LINE OF SAID OKEECHOBEE BOULEVARD EXTENSION (TRACT RW-1); THENCE NORTH 45°08'56" WEST, A DISTANCE OF 94.19 FEET; THENCE NORTH 88°17'38" WEST, A DISTANCE OF 280.00 FEET; THENCE NORTH 74°47'53" WEST, A DISTANCE OF 51.42 FEET; THENCE NORTH 88°17'38" WEST, A DISTANCE OF 1176.27 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID NORTHERLY LINE OF TRACT "FD" AND SAID SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT RW-1)) AS SHOWN ON SAID ARDEN P.U.D. PLAT 1) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 40.655 ACRES OR 1,770,936 SQUARE FEET, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS

TRACTS

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR OPEN SPACE PURPOSES, LANDSCAPE AND BUFFER PURPOSES, SAID TRACT "B" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "J-1" THROUGH "O-6", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION, COMMON ACCESS, STORM WATER INFILTRATION SPECIFICALLY FOR REAR LOT DRAINAGE PURPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY.

THE SIDEWALK EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS

MY COMMISSION EXPIRES: 07/01/2025
STATE OF FLORIDA
COUNTY OF PALM BEACH
IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 21 DAY OF September, 2023.

LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
MICHAEL MEYERS, VICE PRESIDENT
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 21 DAY OF September, 2023.

LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
MICHAEL MEYERS, VICE PRESIDENT
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF September, 2023, BY MICHAEL MEYERS AS VICE PRESIDENT FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

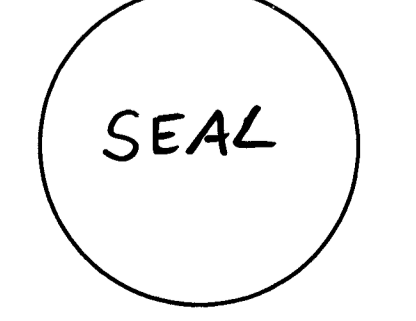
MY COMMISSION EXPIRES: 4/19/25
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

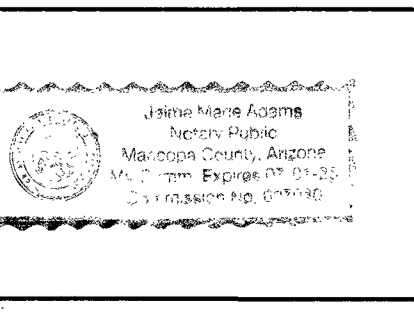
THE ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF September, 2023.

ARDEN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*

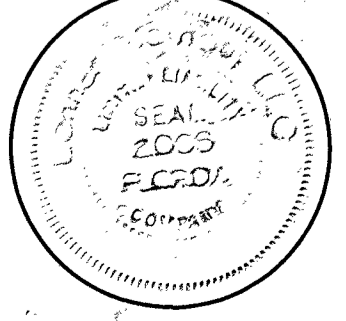
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC



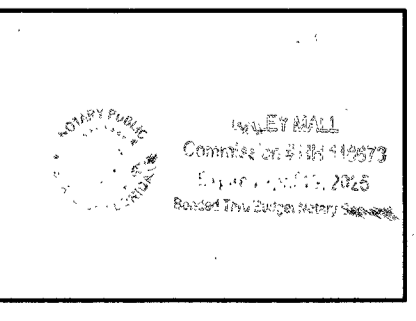
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC NOTARY



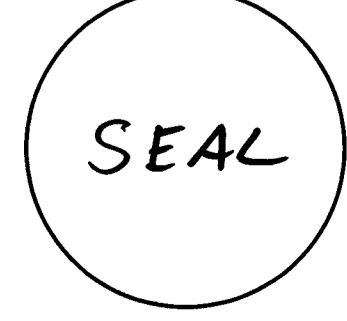
LENNAR HOMES, LLC



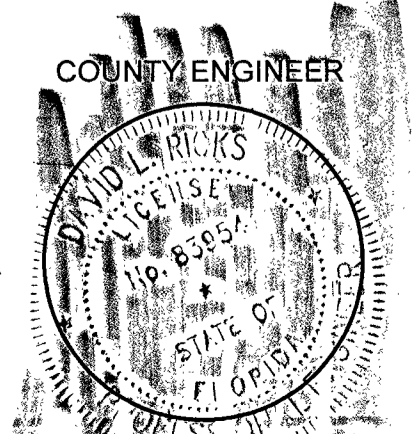
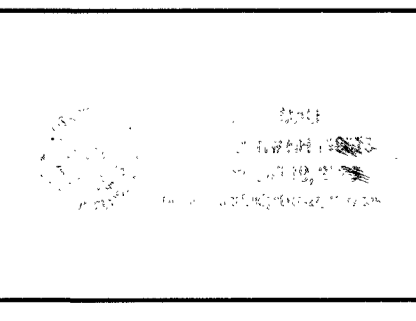
LENNAR HOMES, LLC NOTARY



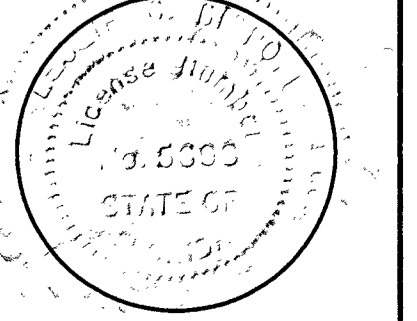
ARDEN HOMEOWNERS ASSOCIATION, INC



ARDEN HOMEOWNERS ASSOCIATION, INC NOTARY



PROFESSIONAL SURVEYOR AND MAPPER



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

CFN 20240026598 PL BK 137 PG 58